# MINUTES COLUMBUS PLAN COMMISSION MEETING NOVEMBER 14, 2012 AT 4:00 P.M. CITY COUNCIL CHAMBERS, CITY HALL 123 WASHINGTON STREET COLUMBUS, INDIANA

**Members Present:** Roger Lang (President), Frank Jerome, Dave Hayward, Mike Harris, Tom Wetherald, John Hatter, Nancy Ann Brown, Dick Gaynor, and Bryan Schroer

**Members Absent:** Dave Bonnell, Dave Fisher and Jorge R. Morales (County Plan Commission Liaison).

**Staff Present:** Jeff Bergman, Melissa Begley, Rae-Leigh Stark, Thom Weintraut, Allie Keen, Trudi Smith, Sondra Bohn, and Alan Whitted (Deputy City Attorney).

#### CONSENT AGENDA

Minutes of the October 10, 2012 minutes (Approval and Signing).

Motion: Mr. Harris made a motion to approve the minutes. Ms. Brown seconded the motion and it carried unanimously by voice vote.

## **OLD BUSINESS REQUIRING COMMISSION ACTION**

**PUD-12-04:** Westwood Preliminary PUD 3<sup>rd</sup> Amendment — a request by Breeden Investment Group to allow multi-family residential as a permitted land use in Area "B" of the Westwood Planned Unit Development. The property is located on the southeast corner of the intersection of State Road 46 and County Road 350 West, in the City of Columbus. (Meeting time: 1:47 minutes).

Mr. Bergman presented the background information on this request.

Mr. Eric Meeks with E.R. Gray & Associates and Mark Pratt with Breeden Realtors represented the petitioners.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Ms. Brown made a motion to send a favorable recommendation to the Columbus City Council on this request. The recommendation included (1) allowing the addition of "multi-family residential" as a permitted use on Lot 4 and (2) exempting Lot 4, if used for multi-family residential, from the eight building maximum of Area B The recommendation includes the following commitment, which should be added to the PUD drawing. "At the time of any residential development of Lot 4, or any portion thereof, a sidewalk shall also be installed along the north side of Pine Ridge Drive along the frontage of Blocks "C" and "D" (if such

sidewalk has not previously been installed). The required sidewalk shall be completed prior to occupancy of the Lot 4 residential development." Ms. Brown's motion also included that all Planning Department technical comments should be addressed, Mr. Hatter seconded the motion and it carried with a vote of 7-2 with Mr. Lang and Mr. Jerome being the nay votes.

## **NEW BUSINESS REQUIRING COMMISSION ACTION**

None

#### **DISCUSSION ITEMS**

## Update on Curt & Michelle Aton Rezoning (RZ-12-06).

Mr. Bergman stated that the rezoning request on Central Avenue for Curt and Michelle Aton was presented to the Columbus City Council and they approved the request. They added two additional conditions to the request: (1) limited the maximum number of dwelling units to twelve, and (2) limited to two stories in height.

Mr. Bergman stated in the past the process required by the Indiana Code, if there were any changes made by the City Council to the conditions that Plan Commission recommends, mandated that the request be returned to this Commission for agreement with the changes made by City Council. He stated there have been changes to Indiana Law that indicates that if City Council adds conditions that are more restrictive there is no need for the case to return to Plan Commission. Mr. Jerome stated that the City Council expressed willingness to remove the conditions depending on the details of the development. (Meeting Time 31 minutes).

# Discussion of Flood Regulation Study Committee Recommendations.

Mr. Bergman stated that this Plan Commission, along with the Bartholomew County Plan Commission last fall established a Flood Regulation Study Committee with a mandate for this group to review the current flood regulations for the City of Columbus and Bartholomew County. He stated that they were to make recommendations for any appropriate changes to those regulations.

Mr. Bergman stated that the group included members of the Plan Commission. He stated that the Committee had eleven meetings over the course of a year, where the Committee received input from a variety of experts on different aspects of floodplain regulations. Mr. Bergman stated there were presentations by staff from the Indiana Department of Natural Resources. There was also a presentation by Christopher Burke Engineering who has been a consultant to the City in the past.

Mr. Bergman stated there was a presentation by the Police and Fire Departments, and Emergency Management staff from Bartholomew County. In addition, presentations were made from the Economic Development Board indicating their interests in the topic.

Mr. Bergman stated that the second part of the Committee's work was to take all of those things under advisement and have discussion regarding what they have learned and the implications of that for floodplain regulations. The Committee was asked to make some recommendations of what the regulations should be and a copy of those was enclosed in the

Plan Commission packets. Mr. Bergman explained each of those recommendations to the Plan Commission members and stated public input was a big part of the meetings.

### **Discussion of State Street Corridor Plan**

Mr. Bergman stated that the City of Columbus, is seeking a consultant to complete a land use and transportation plan the Columbus" State Street Corridor". He stated the project site what has been on the agenda for some time. He stated after working through the Citywide Strategic Planning process this was an item that the Mayor asked staff move up in propriety.

Mr. Bergman stated the request for proposals have been sent out for the State Street Corridor Plan and the intent of this project is to develop a plan that serves two purposes. The first being a long tern land use plan for the Corridor, something that can be used to judge the appropriateness of future development proposals. He stated part two would be for the Plan to have a strategic component that would identify opportunities for redevelopment along the Corridor.

Mr. Bergman stated that several parcels of property are owned by Bartholomew County along the corridor and they might want to participate in this process.

Ms. Brown and Mr. Harris volunteered from the Plan Commission to serve on the Selection Committee to participate in the process to select a consultant to do the State Street Corridor Plan project.

Mr. Bergman stated the consultant should be chosen by the end of the year.

#### **DIRECTOR'S REPORT**

Mr. Bergman introduced Alexandra Keen as the new Associate Planner who was now working in the Planning Department.

12/12/12

#### LIASION REPORT

ADJOURNMENT: 5:30 p.m.

Roger Lang, President

Dave Hayward, Secretary

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